

Chapter 5 Residential Districts

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11-5-1: Purpose

- A. **General Purpose of Residential Districts.** The purposes of the residential districts are to:
1. Provide for the orderly, well-planned, and balanced growth of residential neighborhoods.
 2. Provide for a variety of housing types in a range of densities.
 3. Promote the development of residential neighborhoods with well-designed transportation links to educational, employment, commercial and recreational destinations, and which encourage multiple methods of transportation, including walking, biking, and the use of public transit.
 4. Establish design standards to help create distinct and attractive residential neighborhoods, upgrade the quality of multi-family housing, and ensure that new residential development is well integrated with surrounding neighborhoods.
 5. Provide for appropriate public and quasi-public uses such as parks, playgrounds, religious facilities, and day care centers where they are compatible with and preserve and/or improve the quality of life in residential neighborhoods.
 6. Provide development patterns that encourage energy conservation and provide opportunities for renewable energy production.

B. Specific Purposes of Each District.

1. **RS Single Residence.** To provide areas for detached single residence housing at densities of up to 7 units per net acre. Designators (-90, -43, -35, -15, -9, -7 and -6) are used to denote the minimum lot size in thousands of square feet. This district also provides for residential care facilities, day care group homes, park and recreation facilities, and civic and institutional uses such as churches and places for religious assemblies that are appropriate in a residential environment. Non-residential uses of a strictly limited scale under the specific conditions listed may also be allowed.
2. **RSL Small Lot Single Residence.** To provide areas for small-lot single dwelling development at densities of up to 17 units per net acre, subject to development standards to ensure land use compatibility. Designators (-4.5, -4.0, -3.0 and -2.5) are used to denote the minimum average lot size in thousands of square feet. This district also allows for limited residential care facilities, family day care, park and recreation facilities, and civic and institutional uses.
3. **RM Multiple Residence.** To provide areas for a variety of housing types at densities of up to 43 units per gross acre. Designators (-2, -3, -4, and -5) are used to denote variations in the maximum allowed development intensity (See [Table 11-5-5](#)). Appropriate types of dwelling units include small-lot single residences, townhouses, cluster housing, and multiple residence housing. This district also provides for residential care facilities, residential home-based day care, group residential homes, manufactured home parks and subdivisions, recreational vehicle parks and subdivisions, park and recreation facilities, limited and small-scale residential support (including limited scale mixed-use commercial) activities, and civic and institutional uses such as churches and places for religious assembly that are appropriate in a residential environment.

11-5-2: Land Use Regulations

In [Table 11-5-2](#), the land use regulations for each [Residential Zoning District](#) are established by letter designations as follows:

- “P” designates use classifications permitted in the [Residential District](#).
- “SUP” designates use classifications permitted on approval of a [Special Use Permits](#).
- “CUP” designates use classifications permitted on approval of a [Council Use Permits](#).
- “TUP” designates use classifications permitted on approval of a [Temporary Use Permits](#).
- “(x)” a number in parentheses refers to a limitation following the table.

Use classifications not listed are prohibited. The “[Additional Use Regulations](#)” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

Table 11-5-2: Residential Districts				
Proposed Use	RS	RSL	RM	Additional Use Regulations
Residential Use Classifications				
Single Residence	P (13, 14)	P(13, 14)	P(12, 13, 14)	
Multiple Residence	--	--	P (15, 16)	
Assisted Living	--	--	P (13, 16)	
Day Care Group Home				
Small Day Care Group Home (up to 5)	P(13, 14)	P(13, 14)	P(13, 16)	Section 11-31-13, Day Care Group Homes
Large Day Care Group Home (6 to 10)	P(13, 14)	P(13, 14)	P(13, 16)	
Group Residential				
Boarding House	--	--	P(13, 16)	
Comprehensive Youth Residence	SUP(4, 13, 14)	--	--	Section 11-5-8, Comprehensive Youth Residence
Group Home for the Handicapped (up to 10 residents)	P(13, 14)	P(13, 14)	P(13, 16)	Section 11-31-14, Group Homes for the Handicapped
Group Home for the Handicapped (greater than 10 residents)	--	--	SUP (13, 16)	
Group Housing	--	--	SUP (2, 13, 16)	
Home Occupations	P/SUP (17)	P	P	Section 11-31-33, Home Occupations
Manufactured Home Parks	--	P	P (1, 13, 14)	PAD Overlay Required Chapter 34, Manufactured Home/ Recreational Vehicle Regulations
Manufactured Home Subdivisions	P	P	P (1, 13, 14)	
Recreational Vehicle Parks	--	--	P (1, 13, 14)	
Recreational Vehicle Subdivisions	--	--	P (1, 13, 14)	
Public and Semi-Public Use Classifications				
Clubs and Lodges	--	--	SUP (9, 13)	
Community Center	SUP	SUP	SUP (9)	
Community Gardens	P	P	P	Section 11-31-10, Community Gardens
Cultural Institutions	P (13)	P (13)	P(9, 13)	
Day Care Centers	SUP/P (10, 13, 14)	P (8, 13, 14)	P (13, 16)	Section 11-31-9, Commercial Uses in Residential Districts

Table 11-5-2: Residential Districts				
Proposed Use	RS	RSL	RM	Additional Use Regulations
Hospitals and Clinics				
Clinics	--	--	SUP (2,9,13,14)	Section 11-31-15, Hospitals and Clinics
Hospitals	--	--	SUP (2,9 13,14)	
Nursing and Convalescent Homes	--	--	SUP(9, 13, 14)	
Parks and Recreation Facilities, Public	P	P	P(9)	
Places of Worship	P (13)	P (13)	P(9, 13)	Section 11-31-22, Places of Worship
Athletic Facilities When Accessory to a Church	SUP (13)	--	SUP(9, 13)	
Day Care When Accessory to a Church	SUP (13)	--	SUP(9)	
Schools	P(13, 14)	--	P(9, 13, 14)	Section 11-31-24, Schools
Social Services Facility	--	--	CUP (9)	Section 11-31-26, Social Service Facilities
Commercial Use Classifications				
Animal Sales and Services	SUP(3, 13, 16)	--	--	RS-90 and RS-43 Only
Bed and Breakfast Inns	SUP(13, 14)	--	P(9, 15, 16)	Section 11-31-8, Bed and Breakfast Inns
Eating and Drinking Establishments				
Restaurants, Full Service	SUP(11)	SUP(11)	SUP(11)	Section 11-31-9, Commercial Uses in Residential Districts
Restaurants, Limited Service	SUP(11)	SUP(11)	SUP(11)	
Offices				
Business and Professional	SUP(10)	SUP(10)	SUP(10)	Section 11-31-9, Commercial Uses in Residential Districts
Medical and Dental	SUP(10)	SUP(10)	SUP(10)	
Personal Services	SUP(11)	--	SUP(11)	Section 11-31-9, Commercial Uses in Residential Districts
Plant Nurseries and Garden Centers	SUP(7, 13, 16)	--	--	SUP option available only in RS-43 and RS-90 districts
Retail Sales				
General	SUP(11)	SUP(11)	SUP(11)	Section 11-31-9, Commercial Uses in Residential Districts
Recreational Vehicle Storage Yard	SUP (20)	--	--	Section 11-31-35 Storage Yards in Residential Districts
Transportation, Communications, and Utilities Use Classifications				
Utilities, Minor	P	P	P	

Table 11-5-2: Residential Districts				
<i>Proposed Use</i>	<u>RS</u>	<u>RS-L</u>	<u>RM</u>	<i>Additional Use Regulations</i>
Specific Accessory Uses				
<u>Animal Keeping</u>	P(3)	--	--	<u>Section 11-31-4, Animal Keeping</u>
<u>Accessory Dwelling Unit</u>	P/SUP (19)	--	P(9)	<u>Section 11-31-3, Accessory Dwelling Unit</u>
<u>Accessory Uses</u>	P	P	P	<u>Section 11-31-2</u>
<u>Farm Stands</u>	SUP(5)	--	--	<u>RS-43</u> and <u>RS-35</u> Only
<u>Medical Marijuana Patient and Caregiver Cultivations</u>	P(13, 18)	P(13, 18)	P(13, 18)	<u>Section 11-31-34, Medical Marijuana Facilities</u>

1. Permitted in the RM-4 District only with approval of a [Planned Area Development](#).
2. Only permitted or conditionally permitted in the [RM-4](#) district; prohibited in the other RM subdesignations.
3. Riding and boarding stables are permitted in the [RS-43](#) and [RS-90](#) districts with approval of a [SUP](#) on sites of 10 acres or more. Other Large-Scale Commercial Recreation uses are not permitted.
4. Comprehensive Youth Residence permitted in [RS-90](#) district with approval of a [SUP](#).
5. Stands are permitted for the sale of agricultural or horticultural products produced on the premises in the [RS-35](#), [RS-43](#) and [RS-90](#) zoning districts with approval of a Special Use Permit. Farm stands are prohibited in the remaining RS sub-designations.
6. Reserved.
7. Plant Nurseries may be located in the [RS-43](#) and [RS-90](#) districts with approval of a [Special Use Permits](#). Criteria include that specified for the AG district, Sec [Section 11-4-4\(C\)](#). Plant Nurseries are prohibited in the remaining RS sub-designations.
8. Day Care Centers permitted only as an accessory activity when provided as an amenity by homeowner's association (HOA) for the principal benefit of residents of that same HOA.
9. Not permitted in [RM-5](#) district.
10. Permitted only with approval of a [Special Use Permits](#), and if the location is coterminous to an intersection of an arterial street with a local or collector street, and the aggregate maximum gross floor area is less than 2,000 square feet in floor area, exclusive of any residential uses.
11. Permitted only with approval of a [Special Use Permits](#), and if the location is coterminous to an intersection of an arterial street with a local or collector street, and the aggregate maximum gross floor area is less than 1,500 square feet in floor area, exclusive of any residential uses No drive-through window services are permitted.
12. Detached Single Residence is not permitted in [RM-5](#) district.
13. Use not permitted when the property is subject to the [AOA 1](#) overflight area, see [Sec. 11-19-2](#), [Runway Protection Zones](#) and [Airport Overflight Areas](#).
14. Use not permitted when the property is subject to the [AOA 2](#) overflight area, see [Sec. 11-19-2](#), [Runway Protection Zones](#) and [Airport Overflight Areas](#).
15. Use permitted with approval of a [\(CUP\) Council Use Permits](#) when the property is subject to the [AOA 1](#) overflight area, see [Sec. 11-19-2](#), [Runway Protection Zones](#) and [Airport Overflight Areas](#).
16. Use permitted with the approval of a [\(CUP\) Council Use Permits](#) when the property is subject to the [AOA 2](#) overflight area, see [Sec. 11-19-2](#), [Runway Protection Zones](#) and [Airport Overflight Areas](#).
17. Special Use Permit options for expanded Home Occupations are allowed only in the [RS-90](#) and [RS-43](#) districts.
18. Required to be a minimum distance of 25-miles from closest [Medical Marijuana Dispensary](#).
19. Use is Permitted. Special Use Permit is required if Accessory Dwelling Unit is leased or rented as a secondary apartment.
20. Also requires previous establishment of a PAD Overlay District.

11-5-3: Development Standards for the RS District

Table 11-5-3 prescribes the development standards for each RS district. The “Additional Standards” column lists additional standards that apply in some or all districts. Section numbers in this column refer to other sections of the [Zoning Ordinance](#), while individual letters refer to subsections that directly follow the table.

Design Intent: To create an aesthetically pleasing streetscape that includes active areas and passive surveillance of the public right-of-way.

Table 11-5-3: Development Standards – RS Residential Single Dwelling Districts								
<i>Standard</i>	<i>RS-90 (R1-90)</i>	<i>RS-43 (R1-43)</i>	<i>RS-35 (R1-35)</i>	<i>RS-15 (R1-15)</i>	<i>RS-9 (R1-9)</i>	<i>RS-7 (R1-7)</i>	<i>RS-6 (R1-6)</i>	<i>Additional Standards</i>
Lot and Density Standards								
Minimum Lot Area (sq ft)	90,000	43,560	35,000	15,000	9,000	7,000	6,000	11-5-3(A)
Minimum Lot Width – Interior Lot (ft)	150	130	130	110	75	65	55	11-5-3(B)
Minimum Lot Depth (ft)	150	150-	150	120	100	94	90	11-5-3(C)
Minimum Lot Depth abutting Arterial Street (ft)	150	150	150	120	110	104	100	
Maximum Density								
Conventional Subdivisions (units/gross acre)	Based on compliance with minimum lot size requirements, and with off-site improvement and right-of-way requirements specified in MCC Title 9 .							
Planned Area Development (PAD) Overlay District (units/net acre)	0.48	1.0	1.24	2.9	4.84	6.22	7.26	
Building Form and Location								
Maximum Height (ft)	30	30	30	30	30	30	30	
Minimum Yards (ft)								
Front (Enclosed Livable Areas, Porches and Porte Cochères)	22	22	22	22	15	10	10	
Garages and Carports – front and side yards	30	30	30	30	25	20	20	
Interior Side: Minimum either side	20	10	10	7	7	5	5	11-5-3(D)
Interior Side: Minimum aggregate of 2 sides	40	30	30	20	17	15	15	
Street Side	20	30	10	10	10	10	10	
Rear	30	30	30	30	25	20	20	11-5-3(D)
Rear Yard Abutting Arterial Street	30	30	30	30	30	30	30	11-5-3(D)
Maximum Building Coverage (% of lot)	25	25	35	40	45	45	50	
Building Form Standards								11-5-3(E)

Table 11-5-3: Development Standards – RS Residential Single Dwelling Districts								
<i>Standard</i>	<i>RS-90 (R1-90)</i>	<i>RS-43 (R1-43)</i>	<i>RS-35 (R1-35)</i>	<i>RS-15 (R1-15)</i>	<i>RS-9 (R1-9)</i>	<i>RS-7 (R1-7)</i>	<i>RS-6 (R1-6)</i>	<i>Additional Standards</i>
Additional Standards								
Accessory Structures	Section 11-30-17							
Community Gardens	Section 11-31-10							
Driveways	Section 11-5-3(F)							
Fences and Walls	Section 11-5-7(D)							
Landscaping	Chapter 33, Landscaping							
Limitation on Paving of Front and Street-Facing Side Yards	Section 11-5-7(E)							
Lots Splits and Subdivisions	Section 11-30-6 ; and Title 9, Chapter 6, Subdivision Regulations							
Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation (including Tandem Parking)							
Projections above Height Limits	Section 11-30-3, Exceptions to Height Limits							
Projections into Required Yards	Section 11-5-7(A)							
Screening	Section 11-30-9, Screening							
Signs	Article 5, Signs							
Solar Panels	Section 11-30-15, Solar Panels and Other Energy Production Facilities							
Swimming Pools	Section 11-30-11							
Trash Storage and Screening	Section 11-5-7(G) & Section 11-30-12 , Trash and Refuse Collection Areas							
Visibility at Intersections	Section 11-30-14, Setbacks at Intersections							

- A. **Reductions to Lot Area.** Creation of a new lot that is less than the required minimum lot area requires approval of a [Planned Area Development](#) (PAD) or [Bonus Intensity Zone](#) (BIZ) overlay.
- B. **Additional Lot Width for Corner Lots.**
1. ***At Local or [Local-Collector Street Intersections](#).*** Additional lot width equivalent to 10 percent of the standard lot width for the zoning district shall be provided on the recorded document for corner lots located at the intersection of:
 - a. 2 local streets, or
 - b. a local street and collector street.
 2. ***At Arterial and Collector or Arterial and Local Street Intersections.*** Additional lot width equivalent to 15 percent of the standard lot width for the zoning district shall be provided on the recorded document for corner lots located at the intersection of:
 - a. 2 collector streets,
 - b. 2 arterial streets, or
 - c. a collector and arterial street.
 3. ***Lots With 2 or More Intersection Corners.*** For lots that have more than 1 corner, the percent of lot increase required will be based on the highest classified intersection.
- C. **Lot Depth Adjacent to Arterial Street.** Where the rear lot line of a lot in the [RS-7 or RS-6 District](#) directly abuts the right of way of an arterial street, the minimum lot depth

shall be increased by an additional 10 feet. Rear lot lines separated from arterial street right-of-way by a separate tract of land with a depth of 10 or more feet are excluded from this requirement.

D. **Yards.**

1. ***Rear Yard Adjacent to Arterial Street.*** A rear yard adjacent to an arterial street shall be at least 30 feet in depth. If a landscape tract, stormwater retention basin or privately owned and maintained recreation open space separate, any of which is a minimum of 10-feet deep from the street, separates the residential lot from the arterial street, this requirement shall not apply.
2. ***Rear Yard Adjacent to Alley or Canal.*** Rear yard setbacks adjacent to a 16-foot or wider alley or canal right-of-way may be measured from the centerline of the alley, up to a maximum of 10-feet.
3. ***Side Yards for Vehicular Access.*** Unless otherwise modified by approval of a [PAD](#) (or [DMP](#) under a previous zoning ordinance) overlay zone, interior lots with no access to an alley shall maintain 1 side yard with a minimum width of 10 feet to allow access to the rear yard.
4. ***Zero-Lot-Line Developments.*** Zero-lot-line developments are permitted in the [RS-6 and RS-7 districts](#). In a zero-lot-line development, no interior side yard need be provided on 1 side of a lot if the minimum aggregate setback stated in [Table 11-5-3](#) is provided on the opposite side of the same lot. Where a zero side yard is used, the abutting property must be held under the same ownership at the time of initial construction, or the owner of the property abutting the zero side yard must sign an agreement that permanently grants consent in writing to such zero setback. Additionally, owners of zero-lot-line developments must provide a permanent access and maintenance easement providing the owner of the zero-lot-line structure with access to the adjacent lot with the side yard to maintain the structure. A copy of the easement shall be provided to the City prior to recording the document in the [Maricopa County Recorder's Office](#)

E. **Building Form.**

1. ***Garage Frontage and Location.***
 - a. Where garage doors are oriented parallel or within 10 degrees of parallel to the front property line of the lot, the aggregate width of garage doors attached to a primary residence and facing the front of the lot shall not exceed 50 percent of the aggregate width of those elevations of the building that face the front of the lot. Garages oriented parallel or within 10 degrees of parallel to the front of the lot, shall be located at least 3-

feet behind the primary wall facing the street, and never less than the required garage setback.

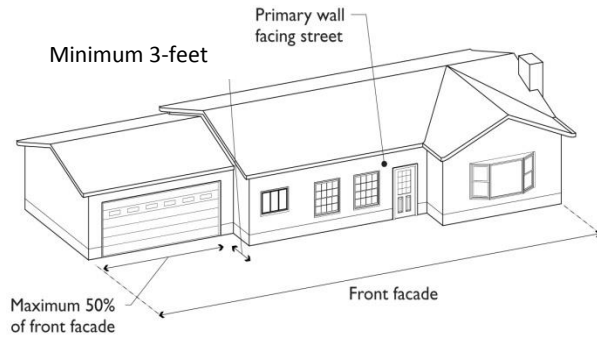


FIGURE 11-5-3.E.1: GARAGE FRONTAGE AND LOCATION

- b. Garages with 3 or more doors, or designed to accommodate 3 or more non-tandem parked cars, are permitted only on lots 75 feet wide or greater, and at least one (1) garage front must be separated from the remaining garage fronts by at least 2 feet. Exceptions:
 - i. Garages entries oriented parallel or within 10 degrees of parallel to side or rear property lines and that do not directly face a street, or
 - ii. Garages set a distance of 1.5 times the minimum front yard for garages and carports, based on the requirement for each zoning district, from the front property line, as specified by [Table 11-5-3](#).
- c. **Façade Articulation Alternative:** Applicants developing subdivisions having more than 25 lots may request a waiver of the requirement to set the garage façade back 3-feet from the primary wall. This option is applicable for a maximum of 40-percent of the lots or parcels developed in the same subdivision.
 - i. The requested waiver shall document by graphic and narrative means at time of application that a maximum of 60-percent of the front elevation of any individual residence shall occur on the same plane, and
 - ii. Residences with two planes parallel or within 10 degrees of parallel of the street shall provide a minimum undulation of four feet, and residences with three or more planes shall have a minimum undulation of two feet between planes.

- iii. The front elevation of garages placed in front of the livable area under this waiver shall require a minimum undulation between planes of at least 1 foot for 33% of the width of the elevation.
 - iv. Side entry garages with bay entries set perpendicular to the front property line may be set at 10-feet from the front property line, provided the maximum overall number of garages within the subdivision that are subject to the waiver remains within the number specified in c, above. To be considered a side entry garage, the minimum angle between the bay entry and the front property line is 90-degrees.
2. ***Window Trim or Recess.*** On all street-facing facades, trim at least two inches in depth must be provided on at minimum two sides of all windows, or windows must be recessed at least four inches from the outside plane of the surrounding exterior wall. This includes rear facing facades for lots with rear property lines abutting open space, parks, streets or alleys.
3. ***Two-story Dwellings on Corner Lots.*** Two-story dwellings located on corner lots shall include windows on the façade facing each street. No second-story street-facing wall shall run in a continuous plane of more than twenty feet without a window, or without a projection, offset, or recess of the building wall at least one (1) foot in depth.

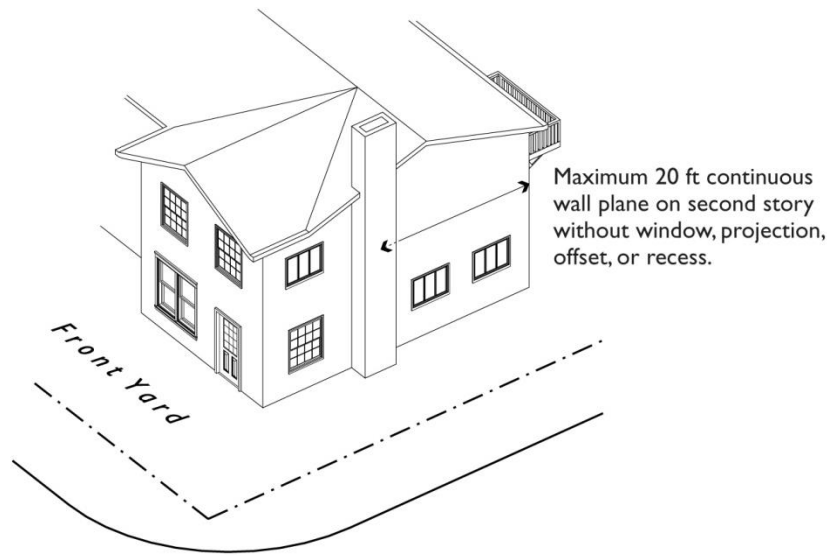
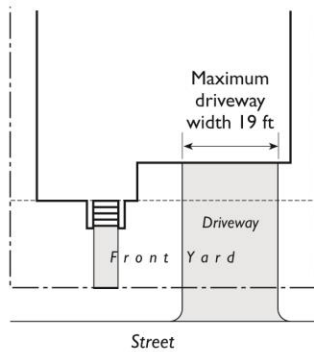


FIGURE 11-5-3.E.3: TWO-STORY DWELLINGS ON CORNER LOT

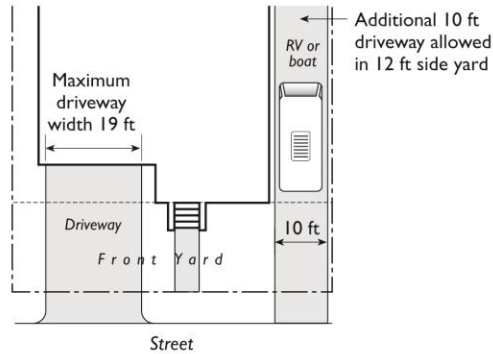
F. Driveways—Maximum Number and Width.

1. For lots less than 75 feet wide, a maximum of 1 driveway up to 19 feet wide is permitted for required parking. One additional driveway up to 10 feet wide is permitted, if it leads to an interior side yard at least 12 feet wide.
2. For lots greater than 75 feet wide or more, the combined width of all driveways may not exceed 29 feet.

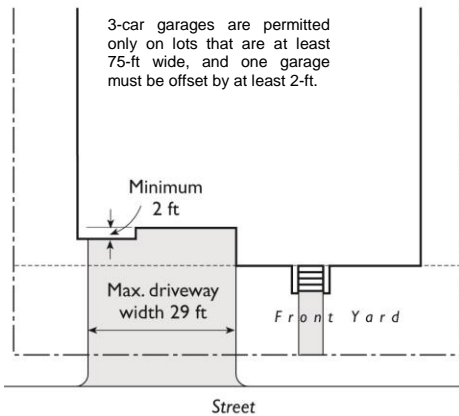
Lots less than 75-feet wide



Lots less than 75-feet w wide



Lots greater than or equal to 75-feet wide



Lots greater than or equal to 75-feet wide

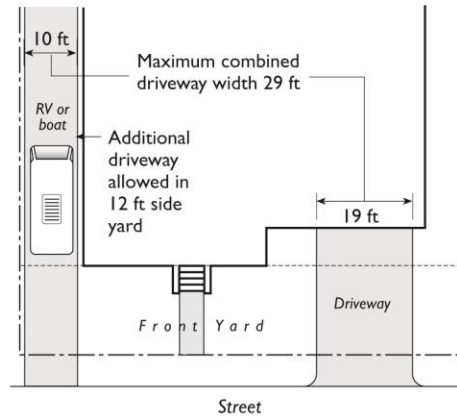


Figure 11-5-3.F: RS Driveways

- G. **Subdivision Design.** The design of residential subdivisions of 5 acres or more shall comply with the [City of Mesa's Residential Development Guidelines](#) (1998), or subsequently adopted guidelines.
- H. **Site Layout.** Residential subdivisions shall provide pedestrian and bicycle connectivity to adjacent schools, places of work or services, and abutting residential developments.

11-5-4: Development Standards for the [RSL](#) District**A. Lot Area.**

1. ***Minimum Lot Area—By-Right.*** The minimum lot area in the RSL District is 4,500 square feet, indicated by the designator RSL-4.5.
2. ***Reductions to Minimum Lot Area.*** The minimum lot area may be reduced with Site Plan Review and approval if at least a minimum number of design elements are provided based on the average lot size in the subdivision, according to Table 11-5-4(A). The design elements that serve as a basis for granting reduced lot area are listed below, in paragraphs (a), (b), and (c). Designators of 2.5, 3.0, or 4.0, representing the minimum average lot area in thousands of square feet, are assigned to the [RSL](#) District at time of approval.

Table 11-5-4 A: Lot Size and Minimum Number of Required Design Elements for a Small-Lot Subdivision				
<i>Average Lot Area (sq. ft.)</i>	<i>Streetscape Elements</i>	<i>Site Design Elements</i>	<i>Building Design Elements</i>	<i>Total</i>
2,500 – 2,999	2	1	2	6
3,000 – 3,999	2	1	1	5
4,000 – 4,499	1	1	1	4

a. *Streetscape Elements.*

- i. ***Planter Strips.*** Sidewalks are provided on both sides of each street and are separated from the curb by a planter strip with a minimum average width of 4 feet. Planter strips shall be planted, irrigated and maintained with live plant materials.
- ii. ***Street and Sidewalk Improvements.*** The development includes streetscape improvements such as roundabouts, neck downs, curb bulbs, or similar techniques. Provisions are included for the private maintenance of such facilities by a homeowners association or other body acceptable to the Planning Director.
- iii. ***Parkland and Open Space.*** The development includes privately maintained park or common open space at least 30 percent greater in area than the minimum open space required.
- iv. ***Paving Material.*** Decorative paving materials that may include pavers, stamped, colored asphalt or stamped or textured concrete are utilized for pedestrian areas, street crossings, and entries into the development.

- b. *Site Design Elements.*
 - i. *Alley-Accessed Parking.* Parking for at least 50 percent of lots in the development is accessed from the rear of the lots via an alley or alleys.
 - ii. *Shared or Clustered Driveways.* Driveways are paired so that there is a single curb-cut providing access to 2 houses, and the total width for the paired driveway is not more than 18 feet. Alternatively, driveways may be clustered (but need not share the same curb cut) so that there is at least 36 feet of uninterrupted curb between the clustered driveways.
 - iii. *Variable Front Yards.* No more than 50 percent of homes will be set back the same distance from the front lot line, and at least 50 percent of the homes will be set back at least 2 feet farther than the minimum. This element may be accomplished by recording “build-to” lines on the final subdivision map.
 - iv. *Variety of Lot Widths.* Varieties of lot widths are provided to accommodate a variety of home styles, setbacks, and garage placements. At least 30 percent of the lots vary from the predominate(mode) lot width in the development by at least 20 percent.
- c. *Building Design Elements.*
 - i. *Garage Setbacks.* All garages will be set back at least 3 feet behind the primary front façade of the dwelling.
 - ii. *Variable Garage Entries.* The development plan includes provisions for variable location of garage entries. At least 35 percent of the lots will have garages that are side-loaded, or set entirely in the rear half of the lot in a detached garage.
 - iii. *Entries and Porches.* At least 50 percent of the homes include entries and covered porches extending along a minimum of 50 percent of the width of the homes’ front facades, excluding the width of garages. Porches meeting this requirement shall have a minimum width of 8 feet and a minimum depth of 4 feet.
 - iv. *Architectural Diversity.* Projects with 20 or fewer lots have a minimum of 3 unique elevations. For each additional 20 lots, or portion thereof, an additional elevation shall be required. [Example: A 100 lot subdivision would require 7 unique elevations $(100-20)/20 = 4$; $4 + 3$ (for the first 20 lots) = 7]

Development Standards. [Table 11-5-4\(B\)](#) prescribes the development standards for the [RSL](#) District. The “[Additional Standards](#)” column lists additional standards that apply. Section numbers in this column refer to other sections of the [Zoning Ordinance](#), while individual numbers refer to subsections that directly follow the table.

Table 11-5-4 B: Development Standards – RSL Residential Small Lot Single Dwelling Districts					
<i>Standard</i>	<i>RSL-4.5</i>	<i>RSL-4.0</i>	<i>RSL-3.0</i>	<i>RSL-2.5</i>	<i>Additional Standards</i>
Lot Standards					
Minimum Average Lot Area of Subdivision (sq ft)	4,500	4,000	3,250	2,500	
Minimum Individual Lot Area (sq ft)	4,000	3,500	2,750	2,000	‘Tandem’ parking may be allowed. See Table 11-32-3(A)
Minimum Lot Width – Interior Lot (ft)	40	35	30	25	
Minimum Lot Width – Corner Lot (ft)	45	40	35	30	
Minimum Lot Depth (ft)	90	85	80	75	
Building Form and Location					
Maximum Height (ft)	30	30	30	30	
Maximum Number of Stories	2	2	2	2	A third story may be permitted if meets specific standards. See 11-5-4 (B) (1) .
Minimum Yards (ft)					
Front – Building Wall	15	15	15	12	
Front – Garage	20	20	20	20	
Front – Porch	10	10	10	7	
Street Side	10	10	10	10	
Interior Side: Minimum each side	4.5	4	4	3	See 11-5-4 (B) (2) See 11-5-4 (B) (3)
Interior Side: Minimum aggregate of 2 sides	10	10	9	8	See 11-5-4 (B) (2)
Rear	20	20	20	15	
Rear or Side – Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13’	13’	13’	13’	
Building Form Standards	The building form standards of Section 11-5-3(E) also apply to the RSL district.				
Minimum Useable Open Space (sq ft) per unit	400	400	400	400	See 11-5-4 (B) (4)
Additional Standards					
Accessory Structures	Section 11-5-7(B)				
Driveways	Section 11-5-3(F)				
Fences and Walls	Section 11-5-7(D)				
Landscaping	Chapter 33, Landscaping				
Limitation on Paving of Front and Street-Facing Side Yards	Section 11-5-7(E)				
Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation				
Projections above Height Limits	Section 11-30-3, Exceptions to Height Limits				
Projections into Required Yards	Section 11-5-7(A)				

Table 11-5-4 B: Development Standards – RSL Residential Small Lot Single Dwelling Districts					
Standard	RSL-4.5	RSL-4.0	RSL-3.0	RSL-2.5	Additional Standards
Additional Standards (continued)					
Screening	Section 11-30-9, Screening				
Signs	Article 5, Signs				
Trash Storage and Screening	Section 11-5-7(G) , Section 11-30-12 , Trash and Refuse Collection Areas				

3. **Third-Story Structures.** A third story is permitted for a single-family dwelling under either of the following options:
 - a. *Option 1.* The third story is located inside a roof that is pitched at a vertical to horizontal ratio of least 1 to 3 (1:3). The third story may include dormers that are not more than 15 feet in depth or width and located wholly below the ridge of the roof. The roofs of dormers shall have a minimum slope of 1 to 6 (1:6).
 - b. *Option 2.* The horizontal area of the third story (measured from exterior walls) does not exceed sixty percent of the footprint of the building, and the third story is set back a minimum of eight feet from the front exterior wall(s) of lower stories, or set back at least five feet from the front exterior wall and five feet on at least 1 side exterior wall of lower stories.
4. **Setback Adjacent to RS District.** Where a lot in the [RSL](#) District is adjacent to a lot in the [RS](#) District, the minimum interior side yard (for a single side) that is required on the RS-zoned lot shall also be provided on the lot in the RSL District.
5. **Zero-Lot-Line Developments.** Zero-lot-line developments are permitted in the [RSL](#) district. In a zero-lot-line development, no interior side yard need be provided on 1 side of each lot if the minimum aggregate setback stated in [Table 11-5-4\(B\)](#), or ten feet, whichever is greater, is provided on the opposite side. Where a zero side yard is used, the abutting property must be held under the same ownership at the time of initial construction, or the owners of the abutting property must sign an agreement that grants consent in writing to such zero setback. Additionally, owners of zero-lot-line developments must provide a maintenance easement recorded against the deed of the abutting lot, or documented on the subdivision plat, that allows the owner of the zero-lot-line structure to maintain the structure by providing access to the zero side from the abutting lot. A copy of the easement shall be provided to the City and recorded in the [Maricopa County Recorder's Office](#) prior to recording the subdivision plat.

6. ***Open Space.*** The open space requirement may be met in one of two ways:
- a. A minimum of 400 square feet of open space shall be provided on each lot. The following criteria apply to the provision of this open space:
 - i. The open space may be contained in one large area, or multiple areas. No single space shall be smaller than 80 square feet.
 - ii. To count toward the required open space, the open space must have a minimum depth of at least 6 feet as an upper story balcony, 8 feet as a porch or patio and 10-feet as a courtyard or lawn area.
 - iii. Items such as covered porches or patios, open on two sides; or designated courtyards with two sides defined by a knee wall of not more than 3-feet in height may be considered as open space when located in front and street-side facing yards, provided the minimum dimension of the open space in any direction is:
 - (1) 10-feet in the [RSL](#)-4.5, 4.0. and 3.0 districts, and
 - (2) 8-feet in the [RSL](#)-2.5 district.
 - b. A combination of open space provided on the lot and in a common open space areas.
 - i. For properties zoned [RSL](#) 4.5 or 4.0, the open space requirement may be met by providing at least 350 square feet of private open space on each lot, and providing common open space areas to serve the development at the rate of 100 square feet per lot.
 - ii. For properties zoned [RSL](#)-3.0 or 2.5, the open space requirement may be met by providing at least 280 square feet of private open space on each lot and providing common open space areas to serve the development at a rate of 120 square feet per lot.
 - iii. The standards provided in Item 2a, above, shall apply to the size and location of the on-lot open space.
 - iv. To qualify as common open space, all of the following standards must be met:

- (1) The area shall be readily accessible and open to the community intended to benefit from the open space;
- (2) The common area must be at least 0.25 acres in size with a minimum usable width of at least 75 feet in any direction.
- (3) The open space must be at least 50 percent open to the sky. At least 75 percent of open space areas that are open to the sky and not otherwise used as active recreation facilities shall be landscaped and maintained with live plant materials.
- (4) Open space areas shall be improved with facilities that provide for active and/or passive recreation, such as benches, paths, playground equipment, ball courts, picnic tables, and barbeque facilities.
- (5) All lots must be within 330 feet of common open space.

11-5-5: Development Standards for the RM District

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Table 11-5-5 prescribes the development standards for the RM districts including those districts that may utilize the U character designator. The “Additional Standards” column lists additional standards that apply. Section numbers in this column refer to other sections of the [Zoning Ordinance](#), while individual letters refer to subsections that directly follow the table.

Table 11-5-5: Development Standards – RM Residential Multiple Dwelling Districts							
<i>Standard</i>	<i>RM-2 (R-2)</i>	<i>RM-3 (R-3)</i>	<i>RM-4 (R-4)</i>	<i>RM-3U</i>	<i>RM-4U</i>	<i>RM-5</i>	<i>Additional Standards</i>
Minimum Lot Area (sq ft)	7,200	6,000	6,000	6,000	6,000	6,000	Reduced lot sizes may be approved with a PAD overlay.
Minimum Lot Width (ft)							
Detached Single-Family Dwelling	36	30	25	25	25	25	“Tandem” parking may be allowed. See Table 11-32-3(A)
Attached Single-Family Dwelling	36	25	25	60	25	--	
Multiple-Family Residential	60	60	60	60	60	60	
Minimum Lot Depth (ft)							
Detached Single-Family Dwelling or Multiple-Family Residential	94	94	94	75	65	65	
Attached Single-Family Dwelling	94	94	75	20	75	75	

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Table 11-5-5: Development Standards – RM Residential Multiple Dwelling Districts							
Standard	RM-2 (R-2)	RM-3 (R-3)	RM-4 (R-4)	RM-3U	RM-4U	RM-5	Additional Standards
Maximum Density (dwelling units/net acre)	15	20	30	20	30	43	
Minimum Density (dwelling units/net acre)	-	-	-	12	15	20	
Minimum Lot Area per Dwelling Unit (sf)	2,904	2,183	1,452	2,183	1,452	1,000	
Maximum Height (ft)	30	40	40	50	50	50	
Minimum Yards (ft)							
Front and Street-Facing Side	Varies by General Plan Street Classification: 6-lane arterial: 30 ft 4-lane arterial: 20 ft Collector: 25 ft Local Street: 20 ft Freeways: 30 ft for buildings 15 ft for parking structures			See NC-U standards in Table 11-6-3(B)			Street-facing setbacks shall be landscaped according to standards in Chapter 33, Landscaping .
Interior Side and Rear: 3 or more units on lot	Single Story: 20 ft Multiple Story: 15 ft per story						Additional setback required if adjacent to an RS district. See 11-5-5 (A) .
Interior Side: 2 units on lot (ft)	10	10	10				Zero-lot-line development permitted as alternative. See 11-5-5 (A) 3 , and Sec 11-5-4(B)3
Interior Side: Single-Family Detached Dwelling (ft)	5	5	5				
Interior Side: Single-Family Attached Dwelling (ft)	0	0	0				
Rear: 1 or 2 units on lot	15	15	15				
Minimum Separation Between Buildings on Same Lot						See 11-5-5 (B)	
One-story building	25	25	25	None required			
Two-story building	30	30	30				
Three-story building	N/A	35	35				
Detached covered parking canopies	20	20	20				
Maximum Building Coverage (% of lot)	45	50	55	65			
Minimum Open Space (sq ft/unit)	200	175	150	150	120	120	See 11-5-5 (C) ; in RM-4U and RM-5, roof areas used for common benefit of development residents may be counted towards up to 50% of min open space requirement.
Site Layout and Building Form	See 11-5-5 (D)						

Table 11-5-5: Development Standards – RM Residential Multiple Dwelling Districts							
<i>Standard</i>	<i>RM-2 (R-2)</i>	<i>RM-3 (R-3)</i>	<i>RM-4 (R-4)</i>	<i>RM-3U</i>	<i>RM-4U</i>	<i>RM-5</i>	<i>Additional Standards</i>
Additional Standards							
Accessory Structures	Section 11-5-7(B)						
Driveways	Section 11-5-3(F)						
Fences and Walls	Section 11-5-7(D)						
Landscaping	Chapter 33, Landscaping						
Limitation on Paving of Front and Street-Facing Side Yards	Section 11-5-7(E)						
Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation						
Pedestrian Connections	Section 11-30-8						
Projections above Height Limits	Section 11-30-3, Exceptions to Height Limits						
Projections into Required Yards	Section 11-5-7(A)						
Screening	Section 11-30-9						
Signs	Article 5, Signs						
Trash Storage and Screening	Section 11-5-7(G) , Section 11-30-12						
Visibility at Intersections	Section 11-30-14						

A. **Yards.**

1. ***Setback Adjacent to RS District.*** Where a lot located in an [RM](#) district is adjacent to the [RS](#) district, a single-story building on the RM-zoned lot shall be set back from the RS District property line at least 25 feet. Multiple story buildings shall be setback a minimum of 15 feet of setback for each story (i.e., two story buildings must be set back at least 30 feet; three stories, 45 feet), except [RM-5](#), in which the minimum setback is limited to 25 feet from a RS district, with no additional setback per story. At least 20 feet of the depth of such setbacks must be landscaped consistent with the standards of [Chapter 33](#), Landscaping, and shall remain free from parking, driveways, and encroachment by any structures that are not part of the landscaping design. On lots of 5 acres or more, at least 25 feet of the depth of such setbacks must be landscaped and free from parking or encroachments.
2. ***Setback Adjacent to Canal.*** A building setback of at least 15 feet shall be maintained along property lines that abut a canal.
3. ***Zero Setback for Attached Single Residences.*** Attached single-family structures may have zero-setback on both sides of the structure.
 - a. The minimum interior side yard shall be 10 feet on the end units.
 - b. Any portion of the building not placed on a zero-setback line shall maintain a minimum of 10-foot building setback.

- c. Where a zero side yard is used, the abutting property must be held under the same ownership at the time of initial construction, or the owners of the abutting property must sign an agreement that grants consent in writing to such zero setback. Additionally, owners of zero-lot-line developments must provide a maintenance easement providing the owner of the zero-lot-line structure with access to the zero side to maintain the structure. A copy of the easement shall be provided to the City and recorded in the [Maricopa County Recorder's Office](#) prior to recording the subdivision plat.

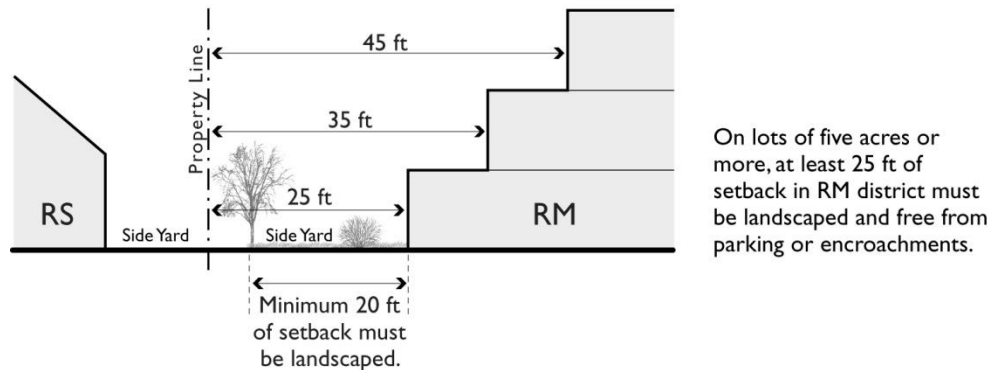


FIGURE 11-5-5.A.1: SETBACK ADJACENT TO RS DISTRICT

- B. **Building Separation.** Design Objective: Arrange buildings with residential units in a manner that addresses privacy issues for individual units and allows sufficient separation so that daylight and air is available for each residential unit. If building projections encroach into the required building separation space, ensure that remaining open space is attractive, useable and complies with [CPTED](#) design principals.
1. **Non-Parallel Buildings.** For non-parallel buildings, the minimum building separation requirement shall be calculated by determining the open area that would be required between any 2 buildings if they were parallel and met the minimum requirement; then assuring that the same or greater total open area is available between the 2 buildings. At no time shall any points of the buildings be closer than 10 feet.
 2. **Ground Floor Separation.** Ground floor building separation distance may be reduced up to 20% if the upper floor steps back an equal distance. For example, if the required building separation between 2, 3-story buildings is 35 feet, the ground floor units may be separated by 28-feet provided the upper stories are stepped back so that the building separation for upper stories is no less than 42 feet.

3. **Maximum Encroachment.** A maximum encroachment of 3 feet is allowed for individual building projections, including but not limited to balconies, patios, bay windows, fireplaces, and stairs.

- C. **Standards for Required Open Space.** Design Objective: Provide residents with both private and public outdoor space that may be used for social, recreational, aesthetic and economic purposes.

Open space required by [Tables 11-5-5](#) and [11-6-3\(B\)](#) shall comply with the following standards:

1. **Proportion of Private and Common Open Space.** Open space may be provided in any combination of private and common open space, as long as studio and 1 bedroom units have at least sixty square feet of private open space, 2 bedroom units have at least one hundred square feet of private open space and 3 bedroom or more have at least one hundred and twenty square feet of private open space.
2. **Surfacing.** Surfaces provided for outdoor activities shall allow convenient use for outdoor activities. Such surface may be any combination of lawn, garden, brick, flagstone, wood planking, concrete, or other serviceable, dust-free surface.
3. **Slope.** The slope of required open space areas shall not exceed ten percent.
4. **Exclusive Dedication.** Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space.
5. **Additional Standards for Private Open Space.**
 - a. **Accessibility and Location.** Private open space shall be accessible to only one living unit by a doorway to a habitable room or hallway. Multiple spaces may be provided for individual living units to meet the aggregate open space listed in C.1, above, provided at least 1 private open space meets the minimum dimensions below.
 - b. **Minimum Dimensions.** Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 10 feet. Above-ground private open space (e.g., balconies) shall be a minimum of 60 square feet, and shall not be less than 8 feet wide or less than 6 feet deep.
 - c. **Openness.** Open space shall be at least 50 percent covered and shall have at least one (1) exterior side that is open and unobstructed between 3 and 8 feet above its floor level.

6. ***Additional Standards for Common Open Space.***

- a. *Accessibility.* Common open space shall be easily accessible to all dwelling units that it is intended to serve.
- b. *Location.* Common open space shall be located within the same development as the units served. It may not be located within the required front or street-facing side setback. Up to 20 percent of common open space may be located on the roof of a building. In districts with a U-designator, up to 67 percent common open space may be on roof.
- c. *Minimum Dimensions.* Common open space shall have no dimension less than 15 feet.
- d. *Openness.* Common open space shall be unroofed and unobstructed, except for facilities that enhance its usability, such as ramadas or playground shade structures, and except that up to 25 percent of ground-level common open space may be covered by a balcony projecting from a higher story.
- e. *Amenities.* Common open space must be designed and provide sufficient amenities (e.g. seating, recreation facilities, ramadas, shade, etc.) to encourage or invite one or more uses by the residents of the development.

D. **Site Layout and Building Form Standards.**

1. ***Parking and Garage Frontage Limitation.*** Design Objective: From the street, parking and garages should be less visible than building entrances and common open space. De-emphasize automobile related facilities without creating inconvenient connections between parking and residential units.

The total frontage of parking areas visible from the street, including open parking, carports, and garages, but excluding underground parking and parking located behind buildings, shall not exceed 30 percent of the lot frontage.

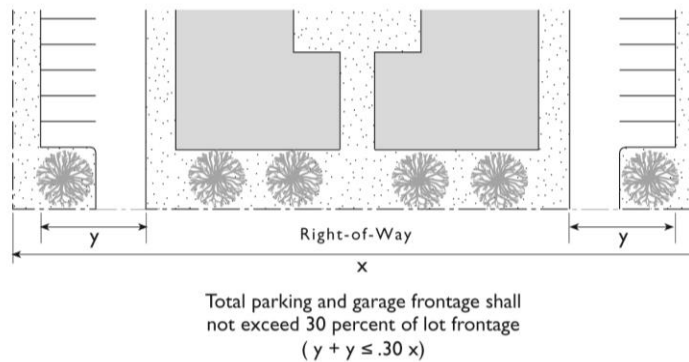


Figure 11-5-5.d.1: Parking and Garage Frontage Limitation

2. ***Garage Doors.*** Design Objective: Focus attention on building entrances, common open space and building facades. De-emphasize automobile related facilities without creating inconvenient connections between parking and residential units.
 - a. In one-story buildings that include livable floor area, walls containing garage doors shall be set back a minimum of 3 feet from the front façade of the building.
 - b. In multi-story buildings that include livable floor area, garage doors located below upper-story living space shall be recessed at least 3 feet from the upper story façade.
 - c. When multiple garage doors are located within one building, the maximum number of garage doors adjacent to one another shall be limited to 3, unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature.
 - d. Freestanding garages not part of the residential structures, if used, shall be designed to provide interest and articulation to the design by changes in plane, detailing around doors, and breaking up the massing of the rear of the buildings, if visible.
3. ***Building Entrances.***
 - a. *Dwelling Unit Access.* Exterior entrances to units shall be in the form of individual or shared entrances at the ground floor of the building. Unit entrances located above the ground floor are also permitted; however, no exterior access corridor located above the ground floor may provide access to more than 4 units.

- b. *Orientation.* All units located along public rights-of-way must have the primary building entrance or individual unit entrances facing this right-of-way. Exceptions to this requirement may be approved for projects where multiple-family housing is located on 4- or 6-lane streets carrying high traffic volumes. In such cases, the project may be oriented around courtyards.
- c. *Projection or Recess.* Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least 5 feet and minimum horizontal area of 50 square feet. Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, may be reviewed and approved through the design review process.

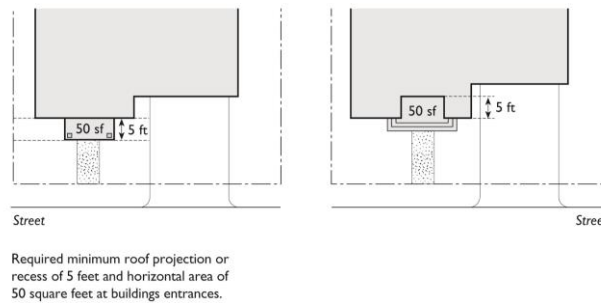


FIGURE 11-5-D.3.c: BUILDING ENTRANCE PROJECTION OR RECESS

- d. *Rental Office Location.* The rental office location and orientation shall be accessible by a defined pedestrian path from the public street.
4. *Architectural Articulation.* In order to grant Site Plan or [Design Review](#) approval, the approval authority shall find that multiple-residence buildings include adequate design features to create visual variety and interest to avoid a large-scale and bulky appearance. Long facades shall be broken up into smaller modules. This requirement can be met by using 2 or more of the following methods.
 - a. *[Façade Articulation](#)* All street-facing facades have at least 1 horizontal or vertical projection or recess of at least 4 feet in depth, or 2 projections or recesses of at least 2.5 feet in depth, for every 25 horizontal feet of wall. If located on a building with 2 or more stories, the articulated elements must be greater than one (1) story in height and may be grouped rather than evenly spaced in 25-foot modules so long as the total amount of articulation meets or exceeds that which would be required if no

grouping occurred. Building entrances and front porches and projections into required yards such as stoops, bays, overhangs, fireplaces, and trellises count towards this requirement.

- b. *Variable Roof Form.* Variable roof forms are incorporated into the building design, and no more than 2 side-by-side units may be covered by one (1) unarticulated roof. Articulations may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets.
- c. *Façade Detailing and Materials.* All visible building façades incorporate details, such as window trim, window recesses, cornices, changes in materials or other design elements, in an integrated composition. Each side of a building that is visible from a public right-of-way, parking lot, or common open space shall be designed with a complementary level of detailing and quality of materials.
- d. *Use of Balconies, Bay Windows, and Other Such Projections or Recesses.* The building incorporates balconies, bay windows, entry porches or other projections and recesses in a pattern that creates architectural interest across approximately 30% of the length per floor of the façade or an alternative approved by the [Planning Director](#). To facilitate the use of such architectural features, entry porches, balconies and patios may encroach no more than an additional 10-feet into required street side setbacks of 20-feet or greater in depth (measured from property line to building).

11-5-6: Additional Standards for RM Districts with Urban Community Character Designator (-U)

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The regulations of this section apply to the RM-3U, RM-4U, and RM-5 districts in order to support pedestrian-oriented development. Design Objective: Create an attractive, comfortable, safe urban environment defined by building fronts, streets and the community space in between.

- A. **Building Entrance.** Design Objective: The main access into the development should be readily visible from the street and engage the street to help create an active street life.

The main entry into a multiple residence building shall be designed with a direct connection with the adjacent public street either by being immediately adjacent to the street or through a courtyard that directly connects to the street. The entry into individual units not in a multi-residence structure shall be through small individual

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courtyards, or by the first floor of the structure being raised a half story above street level.

- B. **Location of Parking Areas.** Design Objective: Minimize the distance from the entrance features to the street and provide convenient access for alternative transportation modes.

Parking areas shall only be located to the side or rear of buildings and shall not be located between a building and the adjacent street. On corner lots, the requirements of this subsection apply to the frontage on the street with the highest functional classification. If a site fronts 2 public streets of equal classification in the [Mesa General Plan \(Figure 3-1, Functional Classification, in the Transportation Element\)](#), the applicant shall meet the requirement on both streets.

- C. **Maximum Building Setbacks.** Design Objective: To align buildings in a predictable manner that creates a street wall, minimizes the walking distance to the building from the street, and yet provides opportunities for environmentally comfortable public interactive spaces, such as plazas and courtyards, to be designed and placed between the building and the right of way in a manner considered to be traditional for urban contexts.

The street-facing facades of buildings must be located no farther from street-facing property lines than the maximum setback distance specified in [Table 11-5-5](#). The following additional provisions apply.

1. **Corner Properties.** Where a property fronts on 2 or more streets, the building shall be placed no farther than the maximum setback on 2 sides for at least 30 feet on each side. This standard shall be met along the frontage of the streets with the highest functional classification in the Mesa General Plan ([Figure 3-1, Functional Classification, in the Transportation Element](#)). If streets adjacent to the property have the same functional classification, the developer shall choose which frontages for which the standard applies. .
2. **Sites with More than One Building.** Where multiple buildings are placed on one (1) site, the ground level of a building or buildings shall be placed no further back than the maximum setback for a minimum of 65 percent of the width of the lot.
3. **Building Additions.** For any addition to a building that increases the width of a street-facing façade, 100 percent of the addition must be located on or within the maximum setback until the requirement of C.2, above, is met for the entire building.

4. ***Exceptions to Maximum Setback Requirements.*** The following exceptions to the maximum setback requirement are permitted:
 - a. *Articulated Building Street Face.* Where a portion of the building is placed back from the maximum setback to provide an entry or other feature creating variation in the facade, the total area of the space created by the setback must be less than the area of one (1) square foot per linear foot of building frontage.
 - b. *Outdoor Eating Areas.* Where an outdoor eating area will be installed on the street frontage, that portion of the building adjacent to the eating area may be set back up to 12 feet farther than the maximum setback line, if at least 40 percent of the building facade is no farther than the maximum setback.
 - c. *Residential Uses.* For buildings or portions of buildings that are in residential use, open porches located at or within the maximum setback shall count toward meeting the build-to requirement if such porches are at least 10 feet wide and 6 feet deep.
- D. **Standards for Parking Garages.** The exterior elevations of any multi-level parking structure must be screened or concealed by at least one (1) of the following methods:
 1. ***Ground-Floor Commercial.*** The garage's ground-level street frontage (except for driveways and pedestrian entrances) shall be improved with Retail Sales, Food and Beverage Sales, Eating and Drinking Establishments, Personal Services, or similar pedestrian oriented permitted uses.
 2. ***Setback and Landscaping.*** A parking structure that does not incorporate ground-floor retail or other commercial use must provide a densely planted landscaped yard that is a minimum of 10 feet in depth, or the required setback for the district in which it is located, whichever is greater such that the landscaping provides a full screen of the first floor façade of the parking structure.
- E. **Fences, Walls, and Screening.** Design Objective: When using the [-U](#) designator, the goal is to create lively, pedestrian oriented, mixed-use environments. Therefore, fences, walls, and screening should only be used where necessary to provide a separation from a less intense use or to screen service areas or parking.

Fences, walls, and screening as required by this Ordinance shall be provided where necessary to screen service areas, trash receptacles, and similar uses. Fences and walls may be required to provide a separation from less intense uses, but shall be discouraged in other situations.

11-5-7: Supplemental Standards Applicable to All Residential Districts

The following supplemental standards apply to all residential districts, except as specified.

- A. **Building Projections into Required Yards.** Building projections may extend into required yards, subject to the following standards:
1. No projection may extend closer than 2 feet to an interior lot line or into a public utility easement.
 2. No air-conditioning unit, pool pump or similar mechanical equipment, or any building encroachment, other than roof overhangs or eaves, shall be permitted in any side yard required for vehicular access, unless modified through approval of a [PAD](#) overlay district access.
 3. Awnings, eaves, overhangs, or basement window wells may encroach up to 3 feet into any required yard.
 4. Vestibules, bay windows, nooks, chimneys, or similar wall projections with or without footings may encroach not more than 3 feet into any required front or rear yard and not more than 2 feet into any required side yard, provided the aggregate width of all such projections adjacent to any yard does not exceed 1/3 of the length of the building wall.
 5. Staircases may encroach up to 3 feet into any required front yard, and up to 10 feet into any required rear yard.

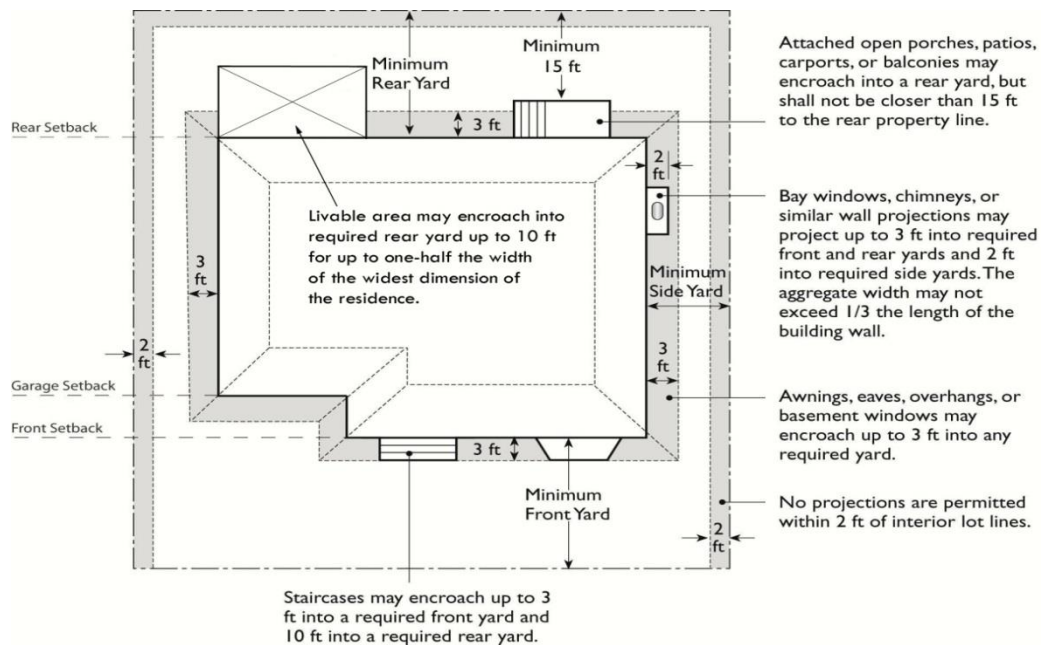


FIGURE 11-5-7.A: BUILDING PROJECTIONS

6. Attached open porches, open patios, open carports or open balconies may encroach into a required rear yard, but shall be no closer than 15 feet to a rear property line, except in the [RS-6](#) and [RS-7](#) districts, where these structures may encroach to within 10-feet of the rear property line. Such open structures may include window screens, knee walls, and other partial enclosures as specified in the Mesa [Building Code for patio covers](#).
 7. In RS districts only, enclosed rooms may encroach up to 10-feet into a required rear yard for up to one-half the width of the building, provided a minimum of 10-feet remains between the building face and the rear property line.
- B. **Factory-Built Buildings.** Factory-built buildings designed, manufactured and approved for residential purposes as dwelling units and attached to permanent foundations are permitted in all residential districts, if such buildings are installed in conformance with all applicable provisions of the [Mesa City Code](#) including applicable development standards.
- C. **Fences and Freestanding Walls.** All fences and freestanding walls shall meet the standards of [Section 11-30-4](#), Fences and Freestanding Walls and [Section 11-30-14](#), Visibility at Intersections. The following standards shall also be used to provide for corral fences for the keeping of livestock:

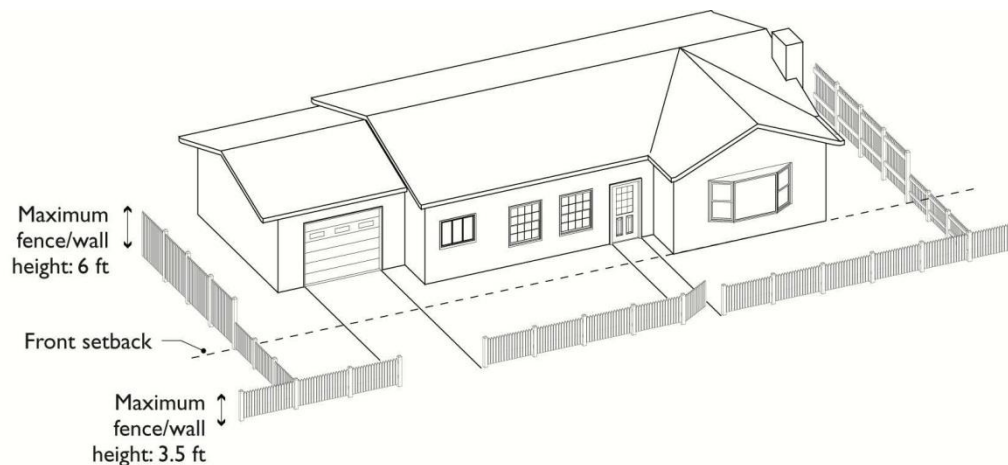


FIGURE 11-5-7.D: FENCES

1. **Corral Fences.** Corral fences, as defined in [Chapter 4](#), may be used for the keeping of livestock and similar large animals in the required front yard, subject to the requirements specified in [Mesa City Code Title 8, Article 4 \(IV\)](#). Corral fences are permitted in the [AG](#), [RS-90](#), and [RS-43](#) Districts on the property line or within any yard, if they conform to the following standards:

- a. *Material.* Corral fences shall be constructed of masonry, wrought iron, pipe-rail, or similar material, but shall not be of solid construction or made of metal wire, such as chain-link or barbed wire, and,
 - b. *Transparency.* Shall maintain a minimum transparency of 66 percent of the exterior surface of the fence to keep visibility into the property and allow the transfer of light and air; and,
 - c. *Maximum Height.* Corral fences shall not exceed 6 feet in height.
- D. **Limitation on Paving of Street-Facing Yards.** No more than 50 percent of any required front or street-facing side yard may be covered with a paved surface.
- E. **Screening of Mechanical, Electrical, and Utility Equipment.** Air conditioners, heaters, utility equipment and meters or other equipment shall be located at the side or rear of dwellings, not on street-facing facades, or shall be completely screened from view of any public street.
- F. **Trash Storage and Screening.**
 - 1. Fencing, landscaping, or other type of view-obscuring structure shall be provided for and maintained to screen any trashcans or other refuse containers from view from public rights-of-way.
 - 2. Pedestrian Access to Trash Container Storage: Pedestrian Access to the trash container storage area shall be provided.
 - a. For all Single Residences and Multiple Residence Uses with individual unit trash pick-up service. Access shall maintain a minimum width that allows easy passage of City standard trash receptacles.
 - b. For Multiple Residence, Commercial, or Mixed Uses with Bulk Common Trash Pick-up Service: Pedestrian access shall maintain a minimum width of 3 feet and may be maintained as a separate access point, or in combination with the screening gate for the trash container storage area.
 - 3. Location for trash container storage shall be shown on plans submitted for zoning and building permits.
 - 4. Location for trash container storage shall have a smooth solid surface such as concrete or pavers.
 - 5. Trash receptacles for multiple-family dwellings of 10 or more units shall meet the standards of [Section 11-30-12](#), Trash and Refuse Collection Areas.
 - 6. Design to work in [RSL](#) district.

11-5-8: Comprehensive Youth Residence

- A. Comprehensive youth residences are allowed in the [RS-90](#) District upon approval of a [Special Use Permit](#), provided all of the following items are present:
1. The site contains at least 20 contiguous acres; and
 2. The facility is licensed by the State of Arizona; and
 3. The number of beds provided by the facility exceeds 25; and
 4. The facility provides on-site counseling, education and recreation catering specifically to the resident population; and
 5. All applicable setbacks and building height requirements for the [R1-90](#) District are maintained.
- B. In addition to the mandatory items listed above, such facilities may include, but are not required to have, such uses as on-site retail stores, offices, indoor or outdoor recreation (including equestrian) facilities, and detached staff residences, all of which directly relate both to the support and to the operation of the facility, and are clearly considered as an accessory use to the primary activity. If provided, accessory retail and accessory office uses, in aggregate for both uses, shall not exceed 10 percent of the aggregate gross floor area as shown on an approved Comprehensive Site Plan of the entire facility. On-site detached staff residences may consist of manufactured housing.
- C. Spaces with utility connections may be provided for Recreational Vehicles (RVs) for use by temporary or seasonal volunteers as temporary quarters, provided:
1. No park model RV units are used,
 2. No space is used for longer than 6 months out of a 12-month calendar year by a individual or family, and
 3. No RV accessory structures, as defined in Chapter 87, are constructed.

11-5-9: Review of Plans

Permit and review procedures shall follow the standards established in [Article 7](#), Administration.

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